

THE CORPORATION OF THE TOWNSHIP OF NORTH FRONTENAC

**BY-LAW #08-17**

**BEING A BY-LAW TO ESTABLISH A SITE PLAN CONTROL BY-LAW WITHIN THE TOWNSHIP OF NORTH FRONTENAC AND TO REPEAL BY-LAW #47-05**

**WHEREAS** Section 41 of the Planning act permits the Council of a municipality, where in an approved Official Plan, an area is shown or described as a proposed site plan control area, to designate such area as a site plan control area;

**AND WHEREAS** such by-law may also define any class or classes of development that may be undertaken without the approval of plans and drawings otherwise required;

**AND WHEREAS** Council deems it desirable to designate all of the lands within the limits of the Township of North Frontenac as a site plan control area and exempt from approval the classes of development as provided herein;

**NOW THEREFORE** the Council of the Corporation of the Township of North Frontenac ENACTS as follows:

1. This By-law may be cited as the "Township of North Frontenac Site Plan Control Area By-law".
2. For the purposes of this By-law "development" shall be defined as per Section 41(1) of the Planning Act.
3. All lands located within the entire geographical limits of the Township of North Frontenac are hereby designated as a "site plan control area" pursuant to Section 41(3) of the Planning Act.
4. Per Section 6.10.10 of the Official Plan the provisions of this By-law shall apply to the following classes of land or land uses:
  - i) Any industrial, commercial or public service use;
  - ii) Any multiple residential use consisting of six (6) or more dwelling units;
  - iii) Any lands abutting a lake, water body, or natural heritage feature;
  - iv) All land uses within the Environmental Protection Area;
  - v) All conversions and redevelopment within any of the above categories;
  - vi) Communications tower or facilities.
5. The Municipality shall require that no person shall undertake any development in the area designated as a site plan control area by this By-law unless the Council of the Township of North Frontenac, or where

referral has been made, the Ontario Municipal Board, has approved the plans and drawings for such development in accordance with Section 41 of the Planning Act, and the Official Plan of the Township of North Frontenac, and in addition, as may be required, has entered into one or more agreements with the municipality dealing with and ensuring the provision of any or all facilities, works or matters and the maintenance thereof, required as a condition to the approval of the plans and drawings.


6. Development may be undertaken without the approval of the aforementioned plans and drawings and the entering into agreements for the following classes of development or land uses as defined in the Zoning By-law passed under Section 34 of the Planning Act:
  - A. A single detached dwelling, seasonal dwelling, semi-detached dwelling, duplex dwelling, a mobile home, an accessory use, shoreline structure or garden suite on a lot abutting a lake, water body or natural heritage area.
  - B. An agricultural use, including farm buildings and, farm produce outlet.
  - C. A commercial greenhouse.
  - D. A maple syrup processing establishment.
  - E. A temporary building for construction purposes.
  - F. A camp.
  - G. A cemetery.
  - H. A forestry or conservation use.
  - I. A recreational vehicle other than a recreational vehicle in a recreational vehicle park.
  - J. A wayside pit or wayside quarry.
  - K. A portable sawmill.
  
7. Notwithstanding Paragraph 6, no development may be undertaken without approval of plans and drawings required under subsection (4) or (5) of Section 41 of the Planning Act, where:
  - A. Site Plan Control is imposed as a condition of a Zoning Amendment by Council;
  - B. Site Plan Control is imposed as a condition of approval by the Committee of Adjustment; or
  - C. Site Plan Control is imposed by the Ontario Municipal Board.
  
8. As a condition of approval of the plans and drawings for the development or redevelopment of land, the Township may require the dedication of land for:
  - A. park or other recreational purposes, or the payment of money in lieu of land in an amount not exceeding two percent for commercial or industrial purposes and five percent for all other purposes.

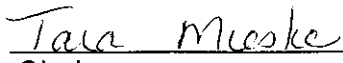
B. the widening of any highway.

7. Any person who contravenes this By-law shall be guilty of an offence and upon conviction shall be liable to a fine as prescribed under the Planning Act.
8. That By-law No. 47-05 being site plan control By-law, is hereby repealed.
9. This By-law shall come into force and take effect on the final passing thereof.

Read a first and second time this 24<sup>th</sup> day of February, 2017

Read a third time and finally passed this 24<sup>th</sup> day of February, 2017

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk